



42 Severn Walk, Winsford, CW7 3JG



A beautifully proportioned three bedroom home, this property is ideal for a wide range of buyers - from first time buyers looking to step onto the property ladder, to growing families and investors seeking a reliable addition to their portfolio.

Situated close to local amenities and reputable schools, this spacious mid terrace home is well presented throughout. It benefits from uPVC double glazing and gas fired central heating, ensuring comfort and efficiency all year round. The thoughtfully designed kitchen adds real charm and character, giving the property a warm, homely feel. Each of the three generously sized bedrooms offers excellent versatility - perfect for family living, a single resident wanting extra space, or anyone needing a home office, hobby room, or guest accommodation. The bathroom is conveniently located within easy reach of all bedrooms and features a well arranged suite including a bath, shower, toilet, and sink. Externally, the property boasts an enclosed front garden and a private rear yard, ideal for enjoying the warmer months or creating a cosy outdoor retreat. The ground floor utility room provides fantastic multi-purpose space, currently used as a dining area but easily adaptable for storage, laundry, or other needs. Decorated in neutral tones throughout, this home offers a blank canvas with endless potential for personalisation.

£110,000



Lounge: 4.85m (15' 11") x 5.22m (17' 2")

Spacious lounge with large window to the front. Carpeted floor and a storage room the under the stairs.

Kitchen: 2.90m (9' 6") x 3.12m (10' 3")

Window overlooking the garden giving plenty of natural lighting. The layout of modern kitchen units provides plenty of space in a natural feeling layout. The kitchen also has space for an under the counter fridge and washing machine.

Utility/Diner: 5.84m (19' 2") x 1.84m (6' 0")

An additional room at the rear of the property with a glazed door leading outside. Currently used as a dining room, provides a comfortable space for a range of potential uses.

Bedroom One: 9.95m (32' 8") x 4.74m (15' 7")

The main bedroom features a large window overlooking the back of the property, giving the room a natural glow.

Bedroom Two: 2.94m (9' 8") x 4.22m (13' 10")

Bedroom Two is a further double bedroom also features a large window but this time, facing the front. Painted with neutral tones which give it a spacious feel.

Bedroom Three: 2.39m (7' 10") x 2.74m (9' 0")

A single bedroom, perfect for use as an office, study or third bedroom.

Bathroom: 1.83m (6' 0") x 2.69m (8' 10")

The bathroom is situated at the back of the property, conveniently placed for access. The window is currently fitted with shutter blinds so that natural light levels can be easily controlled and privacy can be secured. It features a sink, toilet, bath and shower which provide all needs possible in a bathroom.

Stairs and Landing:

Leading to the bedrooms and bathroom.

Exterior:

Rear yard with gated access to the rear of the house. The yard being paved and with space for garden shed.

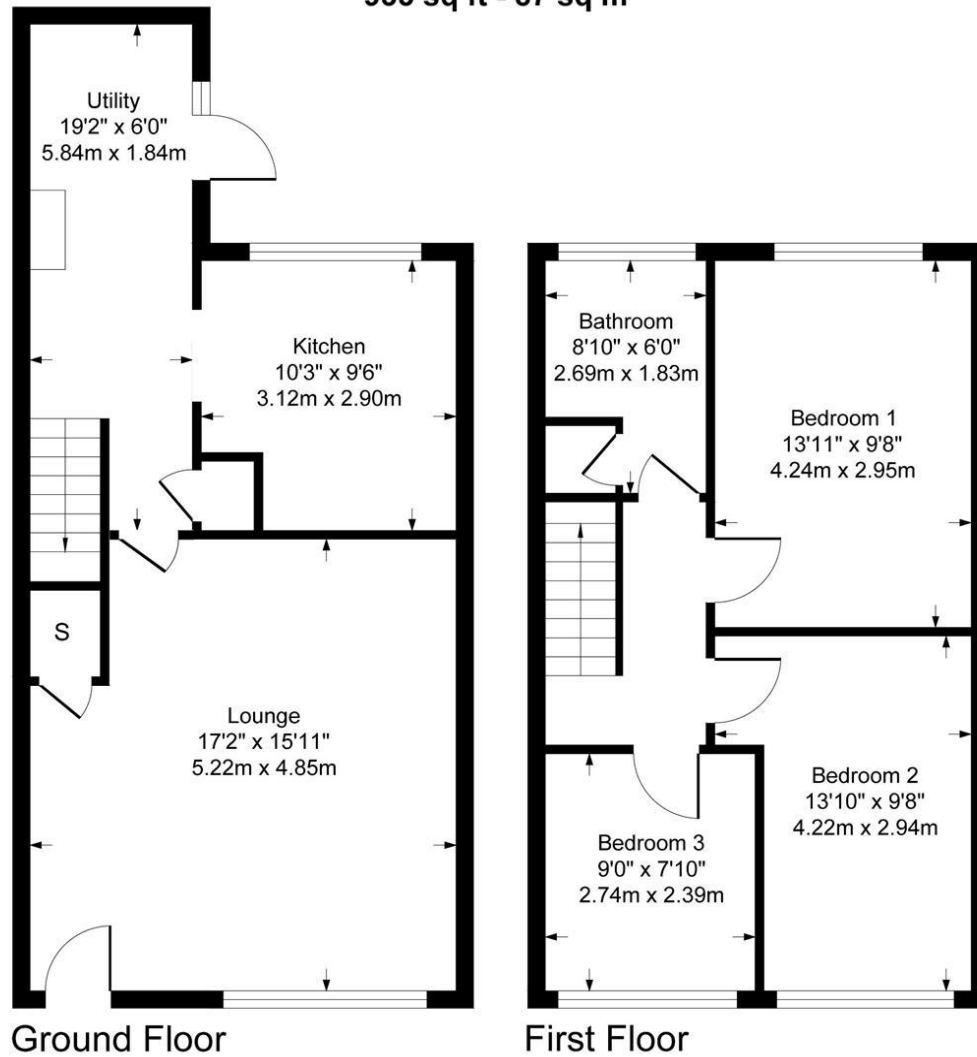
Enclosed, lawned garden to the front.



- SPACIOUS MID TERRACE
- THREE GOOD SIZED BEDROOMS
- WELL PRESENTED
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- GARDEN TO THE FRONT AND YARD TO THE REAR
- CONVENIENT LOCATION
- OPPORTUNITY FOR UNIQUE PERSONALISATION
- SUITABLE FOR FIRST TIME BUYERS AND FAMILIES ALIKE
- COUNCIL TAX BAND: A

Floorplan

Approximate Gross Internal Area
935 sq ft - 87 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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